

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



March 30, 2015

Christine Roddy, Director
Goulston & Storrs
1999 K Street, NW, 5th Floor
Washington, DC 20006-1020

RE: Square 1199, Lots 830 and 831

Dear Ms. Roddy:

The purpose of this letter is to memorialize our discussion at our meeting on January 15, 2015. I understand that your client is interested in renovating the existing buildings located at 3150 M Street, NW and 1083 Wisconsin Avenue, NW (Square 1199, Lots 830 and 831) ("Property"). The Property is improved with two three-story buildings, which have been combined and function as a single building. The Property is considered a contributing building in the Georgetown Historic District.

The Property is located in the C-2-A Zone District. It was most recently occupied by Serendipity 3, a restaurant. I understand your client intends to utilize the Property for a single retail store with a luxury residential unit located above. The existing building exceeds the maximum floor area ratio permitted in the C-2-A Zone District and you have asked for confirmation that the proposed uses may occupy the entirety of the building. I confirm that the entirety of the existing building may be utilized for the proposed mix of commercial and residential uses, as discussed below.

The C-2-A Zone District allows a maximum floor area ratio ("FAR") of 2.5, with a maximum commercial FAR of 1.5. The building was constructed prior to the adoption of the Zoning Regulations and the existing FAR is 2.85. Records confirm that certificates of occupancy have been issued for commercial uses on both the first and second floors. According to the attached calculations, as well as the attached drawings, the proposed project will provide a maximum 1.5 FAR of commercial use, which is consistent with Section 771.2. The total FAR of the project, however, exceeds 2.5.

Given that the existing building exceeds the permissible total FAR for the C-2-A Zone, it is considered a non-conforming structure dedicated to conforming uses as defined in Section 2001.3 of the Zoning Regulations. Section 2001.3 allows for the continued use of the structure so long as any additions to the building comply with lot occupancy requirements and do not create or exacerbate any non-conformities. Section 2001.3 further allows ordinary repairs, alterations and modernizations to a non-conforming structure. Your client's proposal to convert the existing restaurant and office space to retail space is consistent with these provisions.

Because the existing envelope of the building consists of approximately 7,371 square feet of gross floor area, I am confirming that your client can utilize the entirety of that space for permitted uses despite the fact that it exceeds the permissible FAR by approximately 901 square feet. Of the 7,371 square feet, up to 3,882 square feet (1.5 FAR) can be dedicated to commercial uses. Assuming the commercial space is maximized, this leaves approximately 3,489 square feet that may be dedicated to residential uses on-site.

Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachment - FAR Calculations